

Planning Committee

Development Management Report	
Committee Date: 17th June 2025	
Application ID: LA04/2025/0242/F	
Proposal: Erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building	Location: 2 - 10 Botanic Avenue, Belfast, BT7 1JG
Referral Route: Major hotel development.	
Recommendation: Approve, subject to conditions	
Applicant Name and Address: Andras House Limited 60 Great Victoria Street Belfast BT2 7BB	Agent Name and Address: Clyde Shanks Ltd Second Floor 7 Exchange Place Belfast
Date Valid: 13 th February 2025	
Target Date: 11 th September 2025	
Contact Officer: Ciara Reville, Principal Planning Officer (Development Management)	
Executive Summary: <p>The application seeks full permission for the erection of hotel (164 beds) including ground floor bar / restaurant; proposed heights of 8 storeys (c. 26.8m to parapet) at Donegall Pass, reducing to 5 storeys at Botanic Avenue and 4 storeys at Ratcliffe Street; and associated works including demolition of existing building.</p> <p>The site is located at the junction of Botanic Avenue, Donegall Pass and Ratcliffe Street in Belfast City Centre.</p> <p>The site occupies a vacant plot, currently in use as a surface level car park and a three-storey retail and office unit (No.10 Botanic Avenue). The area is of mixed use and includes retail, cafes/restaurants, offices, places of entertainment and a train station.</p> <p>The key issues for consideration of the application are set out below.</p> <ul style="list-style-type: none"> • <i>Principle of hotel development</i> • <i>Design & placemaking</i> • <i>Climate change</i> • <i>Access & transport</i> • <i>Health impacts</i> • <i>Environmental protection</i> • <i>Waste-water infrastructure</i> • <i>Waste management</i> • <i>Natural heritage</i> • <i>Section 76 legal agreement</i> • <i>Pre-application community consultation</i> 	

The site is within the City Centre as defined by both the Belfast Urban Area Plan 2001 and draft Belfast Metropolitan Area Plan 2015 (dBMAP).

The principle of hotel use is considered acceptable given the accessible city centre location and creation of a tourist facility providing overnight accommodation to support the city centre economy.

The height, scale and form of the proposed building are in keeping with character and context of the surrounding area. The character and appearance of the surrounding area will be enhanced with the development of the vacant plot that occupies a prominent position on a main thoroughfare junction.

The proposal does not include dedicated parking for the hotel; this is considered to be acceptable having regard to the highly sustainable city centre location. A Travel Plan has also been provided in support of the application, which promotes alternatives to the private car.

DfI Roads Service, HED, NIEA have responded advising of no objection, subject to conditions. NIW have recommended refusal due to sewage network capacity issues. Comments from Shared Environmental Services remain outstanding. BCC Environmental Health offered no objection subject to conditions. BCC Urban Design Officer expressed views at discussions with Officers referred to below.

Third-party representations were received in support of the proposed development.

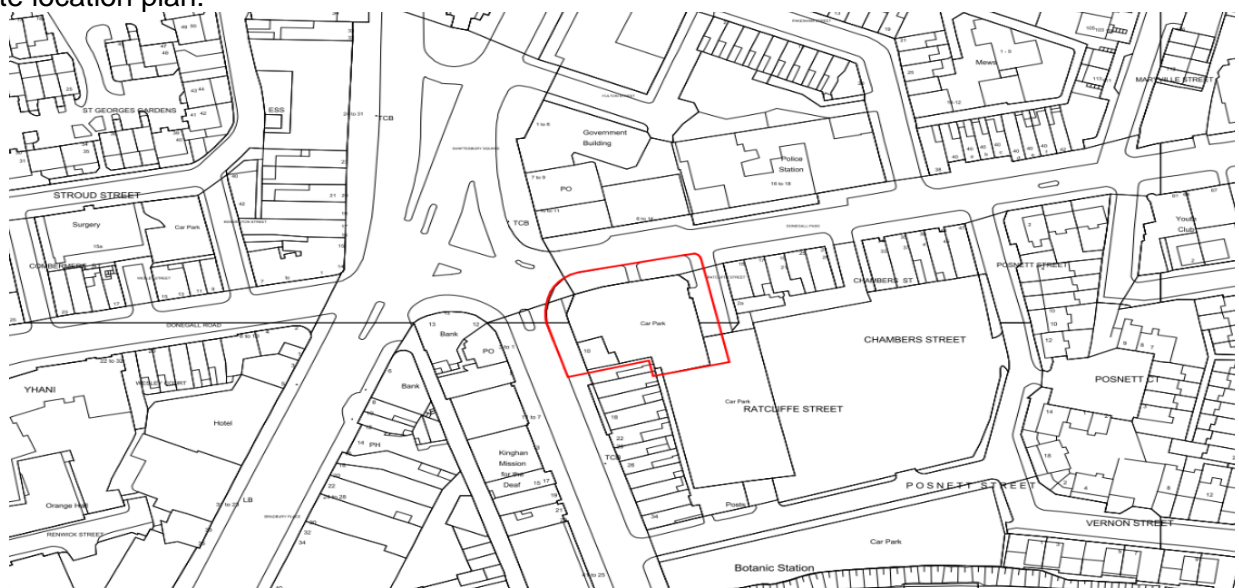
Recommendation

Having regard to the Development Plan and all relevant material considerations, it is recommended that planning permission is granted subject to conditions and a Section 76 Legal Agreement to secure employability and skills developer contributions.

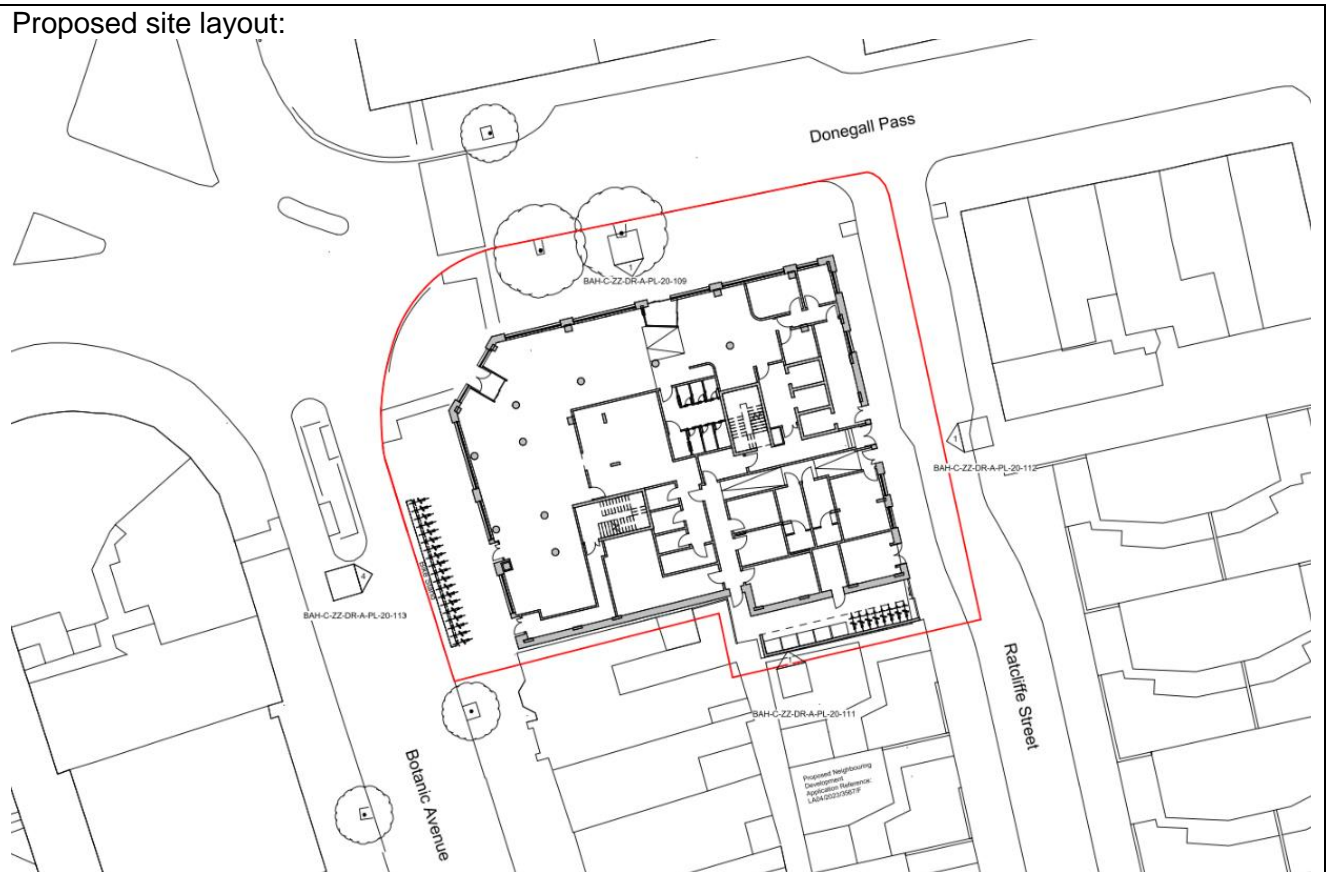
Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions deal with any other issues that arise, provided that they are not substantive.

Proposed Plans

Site location plan:



Proposed site layout:



Proposed west elevation (Botanic Avenue):



Architectural section drawing of a building facade. The drawing shows a multi-story building with various levels and structural elements. On the left, a vertical list of levels is provided with corresponding circular markers on the drawing:

- Roof 30000
- Level 07 27910
- Level 06 26860
- Level 05 26180
- Level 04 19880
- Level 03 15970
- Level 02 12060
- Level 01 9000
- Level 00 0450

The building is situated between Botanic Avenue on the left and Ratcliffe Street on the right. A dashed line indicates the proposed building boundary, with a note: "Proposed Building Boundary. Applicant Reference: L/A/2022/0017".

[illegible]

<p>1.0</p> <p>1.1</p>	<p>Characteristics of the Site and Area</p> <p>The site is located at the junction of Botanic Avenue and Donegall Pass within the Belfast City Centre area. The site occupies a mainly vacant plot that is being used as a surface level car park and a three-storey building used for retail and office accommodation. The site is currently bounded by hoardings and poster panel advertisements. The area is of mixed use and includes retail, cafes/restaurants, places of entertainment and a train station.</p>
<p>2.0</p> <p>2.1</p>	<p>PLANNING HISTORY</p> <p>There is no relevant planning history.</p>
<p>3.0</p> <p>3.1</p>	<p>PLANNING POLICY</p> <p>Development Plan – Plan Strategy</p> <p><u>Belfast Local Development Plan, Plan Strategy 2035</u></p> <p><i>Strategic Policies:</i></p> <ul style="list-style-type: none"> • Policy SP1A – Managing growth and supporting infrastructure delivery • Policy SP2 – Sustainable development • Policy SP3 – Improving health and wellbeing • Policy SP5 – Positive placemaking • Policy SP6 – Environmental resilience • Policy SP7 – Connectivity • Policy SD2 – Settlement areas <p><i>Operational Policies:</i></p> <ul style="list-style-type: none"> • Policy DES1 – Principles of urban design • Policy BH4 – Works to grounds affecting built heritage assets • Policy CI1 – Community infrastructure • Policy EC1 – Delivering inclusive economic growth • Policy TLC1 – Supporting tourism, leisure and cultural development • Policy TLC3 – Overnight visitor accommodation • Policy TLC4 – Evening and night-time economy • Policy HC1 – Promoting healthy communities • Policy TRAN1 – Active travel – walking and cycling • Policy TRAN2 – Creating an accessible environment • Policy TRAN4 – Travel plan • Policy TRAN6 – Access to public roads • Policy TRAN8 – Car parking and servicing arrangements • Policy ENV1 – Environmental quality • Policy ENV2 – Mitigating environmental change • Policy ENV3 – Adapting to environmental change • Policy ENV5 – Sustainable drainage systems (SuDS) • Policy NH1 – Protection of natural heritage resources

<p>3.2</p> <p>3.3</p> <p>3.4</p>	<p><u>Supplementary Planning Guidance</u></p> <ul style="list-style-type: none"> • Placemaking and Urban Design • Sustainable Urban Drainage Systems • Transportation • Evening and Nighttime Economy <p>Development Plan – zoning, designations and proposals maps</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan (2001) BUAP • Draft Belfast Metropolitan Area Plan 2015 (v2004) • Draft Belfast Metropolitan Area Plan 2015 (v2014) <p>Regional Planning Policy</p> <ul style="list-style-type: none"> • Regional Development Strategy 2035 (RDS) • Strategic Planning Policy Statement for Northern Ireland (SPPS) <p>Other Material Considerations</p> <ul style="list-style-type: none"> • Belfast Agenda (Community Plan)
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>CONSULTATIONS AND REPRESENTATIONS</p> <p><u>Statutory Consultees</u></p> <ul style="list-style-type: none"> • DfI Roads: No objection subject to conditions • DfC HED: No objection • DAERA (NIEA): No objection • NI Water: Recommend refusal <p><u>Non-Statutory Consultees</u></p> <ul style="list-style-type: none"> • BCC Urban Design: discussed design principles with officers • BCC Environmental Health: no objection with conditions <p><u>Representations</u></p> <p>The application has been advertised in the newspaper and neighbours notified, following which seven letters of support were received from local representatives and community organisations.</p>
<p>5.0</p> <p>5.1</p>	<p>PLANNING ASSESSMENT</p> <p><u>Main Issues</u></p> <p>The main issues relevant to consideration of the application are set out below.</p> <ul style="list-style-type: none"> • <i>Principle of hotel development</i> • <i>Design & placemaking</i> • <i>Climate change</i>

	<ul style="list-style-type: none"> • <i>Access & transport</i> • <i>Health impacts</i> • <i>Environmental protection</i> • <i>Flood risk & drainage</i> • <i>Waste-water infrastructure</i> • <i>Section 76 legal agreement</i> • <i>Pre-application community consultation</i>
	<p><u>Development Plan Context</u></p>
5.2	<p>Section 6(4) of the Planning (Northern Ireland) Act 2011 states that in making any determinations under the Act, regard is to be had to the local development plan, and the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>
5.3	<p>Section 45(1) of the Act states that in determining planning applications, the Council must have regard to the local development plan, so far as material to the application, and to any other material considerations.</p>
5.4	<p>The Belfast Local Development Plan (LDP) when fully completed will replace the Belfast Urban Area Plan 2001 as the statutory Development Plan for the city. The Belfast LDP will comprise two parts. Part 1 is the Plan Strategy, which contains strategic and operational policies and was adopted on 02 May 2023. Part 2 is the Local Policies Plan, which will provide the zonings and proposals maps for Belfast and has not yet been published. The zonings and proposals maps in the Belfast Urban Area Plan 2001 remain part of the statutory local development plan until the Local Policies Plan is adopted.</p>
	<p><u>Operational Policies</u></p>
5.5	<p>The Plan Strategy contains a range of operational policies relevant to consideration of the application. These are listed at paragraph 3.1.</p>
	<p><u>Proposals Maps</u></p>
5.6	<p>Until such time as the Local Policies Plan is adopted, the Council must have regard to the land-use zonings, designations and proposals maps in the Belfast Urban Area Plan 2001 (BUAP), both versions of the draft Belfast Metropolitan Area Plan (v2004 and v2014) (dBMAP) and other relevant area plans. The weight to be afforded to these proposals maps is a matter for the decision maker. It is considered that significant weight should be given to the proposals map in dBMAP 2015 (v2014) given its advanced stage in the development process, save for retail policies that relate to Sprucefield which remain contentious.</p> <ul style="list-style-type: none"> • Belfast Urban Area Plan 2001: The site is un-zoned “white land” within the city centre. • Belfast Metropolitan Area Plan 2015 (2004): The site is un-zoned “white land” within the city centre. • Belfast Metropolitan Area Plan 2015 (v2014): The site is un-zoned “white land” within the city centre.

5.7	Due to the size and scale of the proposal and in line with Section 27 of the Planning Act (Northern Ireland) 2011, a Proposal of Application Notice (PAN) was submitted to the Council under LA04/2024/1602/PAN on 20 th August 2024. The Council confirmed on 3 rd October 2024 that the PAN was acceptable.
5.8	<p>Full details of the public consultation process and associated PAN information were provided in the Pre-Application Community Consultation Report, which is considered further in the report below.</p> <p><u>Principle of hotel use</u></p>
5.9	Policy TLC1 (Supporting tourism leisure and cultural development) recognises that tourism contributes to the prosperity of the local economy and the wider region. Proposals will be supported for new overnight accommodation in the city centre where it improves daytime and nighttime choices for visitors and improves the quality and accessibility of tourism facilities and assets. New tourism proposals should be of the highest standard and align with the council's integrated tourism strategy vision. Policy TLC3 (Overnight visitor accommodation) identifies that improving the supply of overnight accommodation is vital for encouraging visitors to stay in Belfast, whilst Policy TLC4 (Evening and nighttime economy) seeks to strengthen and enhance the evening and nighttime economy in the city centre.
5.10	The proposed development will contribute toward the aim to increase hotel bedroom numbers with an additional 164 no. beds. This will increase tourism footfall, helping strengthen the day and nighttime economy and supporting the hospitality sector through higher levels of overnight visitor expenditure. The proposed bar/restaurant will also strengthen the evening and nighttime economy. For the reasons stated the proposal complies with policies TLC1, TLC3 and TLC4.
5.11	Policy EC1 (Delivering inclusive economic growth) highlights the strong growth potential for the hospitality and tourism sectors. The erection of a 164-bed hotel with bar/restaurant facilities will be a positive addition to the hospitality and tourist sector in the city centre in line with Policy EC1.
5.12	Strategic Policy SP1 (Growth strategy) seeks to support additional jobs throughout the city over the plan period, whilst Policy SD3 (City centre) directs the council to support new development that will help create a compact and vibrant city centre.
5.13	The development of this site will provide a suitable and productive use of this vacant city centre site, providing a hotel within a city centre location on a prime thoroughfare. The construction phase will provide 220 direct jobs and 154 indirect jobs. Once operational, it is expected to create circa 36 no. jobs within the hospitality sector, and as such, the proposal accords with the strategic aims of the RDS, the SPPS, and policies SP1 and SD3 of the Plan Strategy.
5.14	<p>Having considered the above, the principle of the proposed hotel development is considered acceptable. The acceptability of the proposal in its entirety will depend upon the other planning considerations discussed below.</p> <p><u>Design & placemaking</u></p>
5.15	Policy DES1 (Principles of urban design) of the Plan Strategy promotes good placemaking, high quality design and the importance of proposals responding positively to local context. Policy SP5 (Positive Placemaking) states that development should

	<p>maximise the core principles of good design and positive placemaking in the creation of successful and sustainable places.</p>
5.16	<p>The merits of the design, scale, height and massing have been assessed as acceptable within this corner plot. In discussion with the Urban Design Officer (UDO), a concern relating to a section of the Donegall Pass façade was discussed. The UDO believed a step in the building design would reduce the bulky appearance of the building at its junction with Ratcliffe Street. Officers, having regard to the comments of the Urban Design Officer and to the overall design and use of the building take a balance approach and did not seek alterations to the design. Officers considered that a corner plot, as this location is, can accommodate a large building with a strong presence creating a key focal point for the street. In making this determination, it is noted that Equality House on the opposite side of Donegall Pass is slightly higher than the proposal and it extends further down Donegall Pass with no step in the height, unlike the proposed building. The two buildings taken together form a strong entrance into Donegall Pass and will project a strong façade onto Shaftsbury Square emphasising the commercial importance of the square within the wider city centre area. Officers are satisfied that the development represents a quality, sustainable design that will make a positive contribution to placemaking within the city centre. The proposal will revitalise a vacant plot in an important commercial area of the city that has seen a decline in recent years. The development will help enhance the sense of place and strengthen civic pride with materiality complementing the surrounding character. The inclusion of the ground floor bar/restaurants will reinstate active frontages at ground floor level to both Botanic Avenue and Donegall Pass, promoting a good design principle.</p>
5.17	<p>Consideration has been given to the Consil Report on Daylight and Sunlight and the potential for impacting on Ratcliffe Street. The property currently on Ratcliffe Street is a commercial retail/office; there is no requirement to protect daylight to a commercial building. The report has included housing units that are currently proposed for Ratcliffe Street under planning application, LA04/2023/3567/F. The assessment of impact on the proposed property shows there to be only minor deviations within the affected rooms at a level still within the guidelines. The affected windows are to the side gable; at ground floor it is a secondary window to the kitchen/diner, patio doors to front southern elevation being main light source. At first floor, an oriel window to bedroom 1, secondary window to front elevation is unaffected.</p>
5.18	<p>For these reasons the proposal complies with policies DES1 and SP5 of the Plan Strategy, the relevant provisions of the SPPS.</p> <p><u>Climate change</u></p>
5.19	<p>Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda, by seeking to reduce greenhouse gas emissions and adapt to a changing climate to build environmental resilience. Policy ENV1 (Environmental quality) allows for development that will maintain and, where possible, enhance environmental quality. Any proposal must protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment. Policy ENV2 (Mitigating environmental change) states that planning permission will be granted for development that incorporates measures to mitigate environmental change and reduce greenhouse gases by promoting sustainable patterns of development. There is a presumption in favour of retaining existing buildings. Policy ENV3 (Adapting to environmental change) states that planning permission will be granted for development that incorporates measures to adapt to environmental change. Policy ENV5 (Sustainable Drainage Systems) SuDS states that all built development should include, where applicable,</p>

	SuDS measures to manage surface water effectively on site to reduce surface water runoff.
5.20	The application has been accompanied by several supporting reports including a Climate Change Statement (CCS). This identifies measures to reduce the energy demand associated with the proposed development. This is to be achieved by using insulated envelope, efficient services and Air Source Heat Pump (ASHP) for domestic hot water (DHW), low energy ventilation and low energy lighting. In addition, an active cooling strategy design assists in preventing overheating now and in the future. The proposed demolition of no.10 Botanic Avenue is unavoidable, the design and layout could not be accommodated within the design of the proposed hotel. The foundation design could be compromised for the multi-storey building. The overall appearance and composition of the proposed hotel would be compromised in marrying a red brick building into the modern design of the proposal. Flood resilience measures and SuDS measures are employed via the use of green roof areas reducing the runoff rate from 12.6 l/s to 1.0 l/s. The additional of planting on roof terraces will be conditioned to further mitigate against climate change.
5.21	Subject to conditions to ensure implementation of these measures, there would be no conflict with policies SP3, SP6, ENV1, ENV2, ENV3, ENV5 and TRE1 of the Plan strategy, and the strategic aims of the RDS the SPPS, and the Belfast Agenda.
	<u>Access & transport</u>
5.22	Policy SP7 (Connectivity) supports connectivity to and within the city by sustainable transport modes, such as public transport, walking and cycling. Policy TRAN1 (Active travel, walking & cycling) supports development proposals which take account of the needs and safety of walkers and cyclists, their convenience to walking, cycle and public transport access and secure cycle parking facilities. Policy TRAN2 (Creating and accessible environment) promotes suitable access to buildings and their surroundings whilst taking account of the specific needs of people with disabilities or impaired mobility. Development which will generate significant travel uses require a Travel Plan under Policy TRAN4 (Travel plan), whilst Policy TRAN8 (Car parking & servicing arrangements) sets out the criteria under which reduced levels of car-parking will be assessed. The current parking standards for designated areas of parking restraint are set out in Policy TRAN9 (Parking standards within areas of parking restraint).
5.23	A Transport Assessment Form, Service Management Plan and Travel Plan have been submitted in support of the application which have been fully assessed by DfI Roads.
5.24	The site is located within a designated area of parking restraint. The proposal promotes a car-free, sustainable environment with no dedicated in-curtilage parking. Being in a highly accessible location in the city centre, the site is well served by sustainable modes of transport, including walking, cycling (Belfast bike docking station directly outside of site), and public transport (bus, train and taxi), which will reduce reliance on private car use and help tackle congestion. Internal secure cycle parking for eight bikes will be provided. The Transport Assessment form notes that the number of vehicle trips generated by the proposal will be minimal, with the majority of trips being via sustainable travel modes which will be promoted through the implementation of the Travel Plan via condition. The Service Management Plan, which clarifies that the hotel would be serviced via Ratcliffe Street, will also be controlled through condition.
5.26	The hotel will be available for use by overnight visitors with the bar/restaurants available to the public. The site is within short walking distance from bus and rail services, providing public transport links to the wider city and beyond. Pedestrian footpaths

	throughout the locality link the site to shops, bars, restaurants and leisure facilities within the city centre. Other tourism assets and conference facilities are also easily accessible from the site, including SSE Arena, Waterfront Hall and both the Ulster and Titanic Museums.
5.27	Whilst no disabled parking is provided, the highly accessible location of the site is acknowledged, together with the layout of the scheme which ensures there should be no prejudice to people with disabilities or impaired mobility accessing the hotel.
5.28	DfI Roads Service was consulted on the proposal and offered no objection subject to conditions for secure cycle parking and compliance with the Service Management Plan and Travel Plan. Having regard to the sustainable of the site location and proximity to parking facilities, access to public transport the proposal is considered to satisfy the relevant policies SP7, TRAN1, TRAN2, TRAN4, TRAN8 and TRAN9.
	<u>Health impacts</u>
5.29	Policy SP3 (Improving health & wellbeing) of the Plan Strategy requires new development to take health and wellbeing into account during early design stages. Policy HC1 (Promoting healthy communities) seeks to ensure that all new developments maximise opportunities to promote healthy and active lifestyles. New developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles. This will include supporting active travel options, improving accessibility to local service centres, reducing the use of private car travel, adequate provision of public open space, leisure and recreation facilities, high quality design and promoting balanced communities and sustainable neighbourhoods.
5.30	The city centre site is a highly accessible location and provides excellent opportunities for active travel, encouraging walking and cycling via good interconnection with the city centre and beyond. This is a car-free development and is supported by a Travel Plan seeking to reduce the reliance on the private car. The proposal is considered to satisfy the requirements of policies SP3 and HC1.
5.31	<u>Environmental protection</u>
	Policy SP6 (Environmental resilience) of the Plan Strategy reinforces the RDS policy on climate change which also aligns with the Belfast Agenda to build environmental resilience. Policy ENV1 (Environmental quality) requires new development to protect communities from materially harmful development and must not result in an unacceptable adverse impact on the environment.
5.32	The proposal will utilise previous developed land which will contribute towards a sustainable form of development by using modern building materials that are designed to have a higher thermal efficiency that will contribute to environmental resilience. Through the reuse of vacant brown field land, the development contributes towards a sustainable pattern of development. The proposal also includes the demolition of an existing building on site, policy ENV2 seeks, where feasible, to avoid demolition and consider how the structure can be reused. It is considered, in this, proposal that it would not be feasible to retain the existing building, it would impact on the uniformity of the foundation system for the proposal. The exterior design of the proposed building would be compromised and the junction of the old to new would negatively impact on the overall energy efficiency of the proposal.

5.33	A consultation on the proposed development has been sent to Environmental Health (EH) regarding noise impact, air pollution and ambient air quality, odour and general amenity, contaminated land and other considerations. The response from EH indicated no objection to proposal subject to relevant condition.
5.34	<u>Contaminated land:</u> Following assessment of GQRA it was revealed that the level of contaminants were all detected below the human health guidelines values for commercial development therefore no risk to human health.
5.35	<u>Noise:</u> Consideration was given to Plant noise, Entertainment noise, Deliveries noise & inward noise impacts. Following consideration of Noise Impact Assessment EH concluded no significant issues all matters can be controlled via planning conditions.
5.36	<u>Odour:</u> EH applied a cooking level type of “high” as a factor of safety the end use/cooking type is not within the planning phase. To prevent any impact on surrounding land uses a condition was recommended preventing cooking on site until the suggested odour abatement is installed as recommended within the published odour abatement assessment.
5.37	<u>Flood risk</u> Policy ENV4 (Flood risk) of the Plan Strategy states that planning applications in flood risk areas must be accompanied by an assessment of the flood risk in the form of a Flood Risk Assessment (FRA). River Agency flood maps reveal that the site is not located within an area prone to flooding.
5.38	NI Water and NIEA Water Management Unit (SES comments are still outstanding) note that the proposal has the potential to adversely affect the surface water environment, due to insufficient capacity within the sewage system. A planning condition will therefore be attached to a decision notice to ensure that no development can be completed or become operational until an acceptable solution has been achieved with NIW regarding the disposal of sewage and surface water from the site. A satisfactory resolution to the sewage system ensures compliance with policies ENV4 and ENV5.
5.39	<u>Waste-water infrastructure</u> Policy SP1A (Managing growth and supporting infrastructure delivery) of the Plan Strategy require that necessary infrastructure is in place to support new development.
5.40	NI Water has confirmed there is available capacity at the receiving Wastewater Treatment Works, however, the public foul sewer within 20m of the boundary of the site has insufficient capacity to adequately service the proposed development. The applicant's engineers are currently working to resolve this issue to the satisfaction of NIW.
5.41	<u>Waste management</u> A Waste Management Plan and Service Management Plan accompanied the planning application. These have been considered and the arrangements are acceptable, the waste collection frequency stated as daily. A condition will be attached ensuring adherence to both the Service Management and Waste Management plans.
	<u>Natural heritage</u>

5.42	Policy NH1 (Protection of natural heritage resources) requires the council to adopt the precautionary principle when considering the impacts of a proposed development on local heritage resources.
5.43	As the existing land and building is currently vacant, a Bat Survey has been undertaken and the associated report was submitted in support of the application. This identifies that no evidence of bats was found during the survey.
5.44	NIEA Natural Environment Division have assessed all supporting information including the Bat Survey and confirmed the report is acceptable and have no objections to the development.
5.45	<p><u>Section 76 legal agreement</u></p> <p>As this is a major application, a Section 76 legal agreement is required to secure developer contributions towards Employability and Skills in line with the council's Developer Contribution Framework.</p> <p><u>Pre-application community consultation</u></p>
5.46	<p>The applicant undertook their statutory duty to submit a Proposal of Application Notice (PAN) which set out the applicant's proposals for pre-application community consultation. LA04/2024/1602/PAN was submitted to the Council on 20th August 2024, the council confirmed on 3rd October 2024 that the PAN was acceptable in line with the requirements of Section 27 of the Planning Act 2011.</p> <p>The application is accompanied by a mandatory Pre-application Community Consultation Report (PACC). The PACC report describes the pre-application consultation undertaken by the applicant, which included:</p> <p><u>Pre-exhibition phase</u></p> <ol style="list-style-type: none"> 1. Advertising: newspaper advert, Belfast Telegraph & Irish News 21st October 2024: 2. Neighbour notification: leaflet drop within 90m of site 21st October 2024: <ul style="list-style-type: none"> • <i>Trifold leaflet including comment card,</i> • <i>Information on the in-person PACC process,</i> • <i>Information on the proposals,</i> • <i>Point of contact details of Technical Team for questions or feedback.</i> 3. Local stakeholder audit: audit carried out prior to the consultation process of all local businesses and organisations located within the immediate area of the site. 4. Press Coverage: press statement prepared and issued, widely covered by local newspapers: <ul style="list-style-type: none"> • <i>Proposal details,</i> • <i>Applicant information.</i>
5.47	<p><u>Exhibition phase</u></p> <ol style="list-style-type: none"> 1. Community Exhibition Event: In-person PACC event, Holiday Inn Hotel, 6th November 2024 4:00pm-7:00pm.

	<p>The event attracted 5 no. visitors who viewed and discussed the plans with the design team, which included:</p> <ul style="list-style-type: none"> • <i>Planning consultant,</i> • <i>Communications consultant.</i> <p>2. Second Community Exhibition Event: In-person PACC event, St. Mary Magdalene Church, Donegall Pass. 7th November 2024 4.00pm – 7.00pm</p> <ul style="list-style-type: none"> - Event attracted 12 no. visitors
5.48	<p><u>Post-exhibition phase</u></p> <p>1. Analysis of Community Feedback: Those who visited the community consultation event had a chance to view eleven presentation boards outlining the proposals.</p>
5.49	<p>It is considered that the Pre-Community Consultation Report submitted has demonstrated that the applicant has carried out their duty under Section 27 of the Act.</p> <p><u>Conclusion</u></p>
5.50	<p>The principle of the proposed hotel development is considered acceptable under the strategic aims of the RDS, the SPPS and policies TLC1, TLC3 and TLC4, EC1, CC1, SP1 and SD3 of the Plan Strategy, in that it will increase hotel bedroom numbers and tourism footfall, strengthen the economy, support the hospitality sector through the creation of jobs opportunities and provide a productive and suitable redevelopment of a city centre vacant site.</p>
5.51	<p>By way of its quality design and positive response to its local context, it accords with policies DES1 and SP5, the relevant provisions of the SPPS.</p>
5.52	<p>All aspects relating to environmental considerations would comply with policies SP3, SP6, ENV1, ENV2 and ENV3 and the strategic aims of the RDS, the SPPS and the Belfast Agenda. Subject to suitable public surface water drainage, the proposed measures to deal with flood risk, drainage and wastewater also comply with policies SP1A, ENV4 and ENV5.</p>
5.53	<p>Access and transport arrangements are considered acceptable under policies SP7, TRAN1, TRAN2, TRAN4, TRAN8 and TRAN9 of the Plan Strategy and relevant provisions of the SPPS. Through the delivery of the Travel Plan, the proposal also complies with policies SP3 and HC1.</p>
5.54	<p>Measures proposed for the protection of natural heritage resources comply with Policy NH1, and the applicant has carried out their statutory duty under Section 27 of the Planning Act 2011 with regard to pre-application community consultation.</p>
5.55	<p>All statutory and non-statutory consultees have indicated their support of the proposal with the exception of NIW and Environmental Health. Water engineers are currently working to resolve outstanding water/sewage issue, a condition preventing development until resolution is suggested. Environmental Health have not responded however it is considered any issues arising can be overcome. Notwithstanding the NIW and EH issues, it is considered the development is acceptable subject to conditions. There have been no objections from any third-party representations.</p>

<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Recommendation</p> <p>Having regard to the Local Development Plan and all material considerations, it is recommended that planning permission and listed building consent are granted subject to conditions.</p> <p>Delegated authority is sought for the Director of Planning and Building Control to finalise the wording of the conditions and deal with any other issues that arise, provided that they are not substantive.</p>
<p>7.0</p>	<p>CONDITIONS</p> <ol style="list-style-type: none"> 1. The development hereby permitted must be begun within five years from the date of this permission. <p>Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011</p> <ol style="list-style-type: none"> 2. The development hereby permitted shall not become operational until the weather protected cycle parking has been provided in accordance with the approved plans. <p>Reason: To ensure acceptable cycle parking facilities on the site and to encourage alternative modes of transport to the private car.</p> <ol style="list-style-type: none"> 3. The development shall operate in accordance with the Service Management Plan. <p>Reason: In the interests of road safety and the convenience of road users.</p> <ol style="list-style-type: none"> 4. The development shall operate in accordance with the Travel Plan. <p>Reason: To encourage alternative modes of transport to the private car.</p> <ol style="list-style-type: none"> 5. The development hereby approved shall not be occupied unless the proposed climate change measures have been implemented in accordance with the approved details. The climate change measures to include SUDs and soft landscaping be retained in accordance with the approved details at all times. <p>Reason: To mitigate and/or adapt to climate change</p> <ol style="list-style-type: none"> 6. If contamination is encountered during the carrying out of the development, all related development works shall cease, and the Council shall be notified immediately in writing. No further related development works shall proceed until this new contamination has been fully investigated in accordance with current Environment Agency and CIRIA guidance and British Standards. <p>In the event of unacceptable human health risks being identified, a Remediation Strategy shall be submitted to and agreed in writing by the Council. The Remediation Strategy shall be implemented and subsequently a Verification Report shall be submitted to and agreed in writing by the Council prior to the development being occupied or operated. The Verification Report shall be completed by competent persons and demonstrate the successful completion of the remediation works and that the site is now fit for end-use. The Verification Report shall be in accordance with current Environment Agency and CIRIA guidance and British standards.</p> <p>Reason: To ensure that any contamination within the site is appropriately dealt with, in the interests of human health.</p>

	<p>7. After completing the remediation works under Condition 6; and prior to occupation of the development, a verification report shall be submitted to and approved in writing by the Council. This report should be completed by competent persons in accordance with the Land Contamination: Risk Management (LCRM) guidance available at https://www.gov.uk/guidance/landcontamination-how-to-manage-the-risks The verification report should present all the remediation, waste management and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and wastes in achieving the remedial objectives.</p> <p>Reason: Protection of environmental receptors to ensure the site is suitable for use</p> <p>8. Notwithstanding the submitted details, no development shall commence on site (other than site clearance, site preparation, demolition and the formation of foundations and trenches) unless details of foul and surface water drainage, including a programme for implementation of these works, have been submitted to and approved in writing by the Council. The development shall not be carried out unless in accordance with the approved details, which shall be retained as such thereafter.</p> <p>Reason: To ensure appropriate foul and surface water drainage of the site. Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.</p> <p>9. The development hereby permitted shall not be occupied until the waste storage areas have been provided in accordance with the approved plans and shall be permanently retained as such at all times.</p> <p>Reason: To ensure that appropriate provision is made for storage and disposal of waste.</p> <p>10. The rating level (dBL_A,T) from the operation of all combined plant and equipment must not exceed the existing daytime and night-time background sound levels at the nearest noise sensitive residential premises as outlined in Section 6.2 BS4142:2014 – Commercial Noise Impact of the Noise Impact Assessment titled Layde Consulting. Noise and Odour Impact Assessment. 2-10 Botanic Avenue, Belfast. P841-1. Dated February 2025 when measured or determined in accordance with BS4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.</p> <p>Reason: Protection of nearby residential amenity</p> <p>11. The external plant associated with the hereby permitted development shall be limited and location specified to that presented in Figure 10, "Level 08" and Appendix 2 of the Noise Impact Assessment titled Layde Consulting. Noise and Odour Impact Assessment. 2-10 Botanic Avenue, Belfast. P841- 1. Dated February 2025</p> <p>Reason: Protection of nearby residential amenity</p> <p>12. The internal sound pressure level from amplified sound/music/entertainment within the hereby permitted development must not exceed the octave band sound pressure levels, stated in Table 15: Recorded Noise Levels (unweighted)</p>
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for sample music 1m from speaker source, of the submitted Noise Impact Assessment titled Layde Consulting. Noise and Odour Impact Assessment. 2-10 Botanic Avenue, Belfast. P841- 1. Dated February 2025

Reason: Protection of nearby residential amenity

13. No fixed amplified sound system shall be installed within the external ground floor plan frontage to Botanic Avenue, as per the report named Section 5.0 Ground Floor Plan, Botanic Avenue design and access statement (3)

Reason: Protection of nearby residential amenity

14. Double lobbied doors shall be installed to the western/northern of frontage the ground floor plan of the herby permitted development, as presented in the report named Botanic Avenue design and access statement (3) Section 5.0 Ground Floor Plan and shall remain in the closed position, except when used for access or egress.

Reason: Protection of nearby residential amenity

15. HGV deliveries, servicing and light goods vehicles movement associated with the herby permitted development shall not occur at any time on Sunday and prior to 08.00 hours and after 18.00 Monday to Friday, and prior to 08.00 hours and after 13.00 hours Saturday.

Reason: Protection of nearby residential amenity

INFORMATIVES:

1. Please make sure that you carry out the development in accordance with the approved plans and any planning conditions listed above. Failure to do so will mean that the proposal is unauthorised and liable for investigation by the Council's Planning Enforcement team. If you would like advice about how to comply with the planning permission, you are advised to the contact the Planning Service at Belfast City Council at planning@belfastcity.gov.uk.
2. This planning permission includes condition(s) which require further details to be submitted to and approved by the Council. Please read the condition(s) carefully so that you know when this information needs to be provided and approved. It could take a minimum of 8 weeks for the Council to approve the details, assuming that they are satisfactory, and sometimes longer depending on the complexity of the condition. You should allow for this when planning the timeline of your project.
3. The grant of planning permission does not dispense with the need to obtain licenses, authorisations may have been identified by consultees in their response to the application and can be accessed on the Northern Ireland Planning Portal website. The responses from consultees may also include other general advice for the benefit of the applicant or developer. consents or permissions under other legislation or protocols.